



THE STORY OF
2 Chapel Lane
Foulsham, Norfolk

SOWERBYS



THE STORY OF

2 Chapel Lane

Foulsham, Norfolk
NR20 5RA

Popular Village Close to School and Amenities

Set Within Easy Reach of the Market
Towns of Fakenham and Dereham

Ground Floor Shower Room and
First Floor Bathroom

Multiple Reception Spaces

Double Garage and Off Road Parking

Generous Private Garden

Well Presented Throughout

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Set within the heart of a well-served and popular village, this charming three-bedroom cottage offers a balanced lifestyle ideally suited to those seeking both convenience and a sense of rural community. Located in Foulsham, the property benefits from close proximity to local schooling and everyday amenities, making it a practical choice for families, downsizers or those looking to integrate into village life.



The cottage is well positioned for access to the nearby market towns of Fakenham and Dereham, providing a wider range of shopping, dining and leisure facilities while still retaining the quieter pace of its village setting. This combination makes it particularly appealing for buyers who value connectivity without compromising on a more relaxed environment.



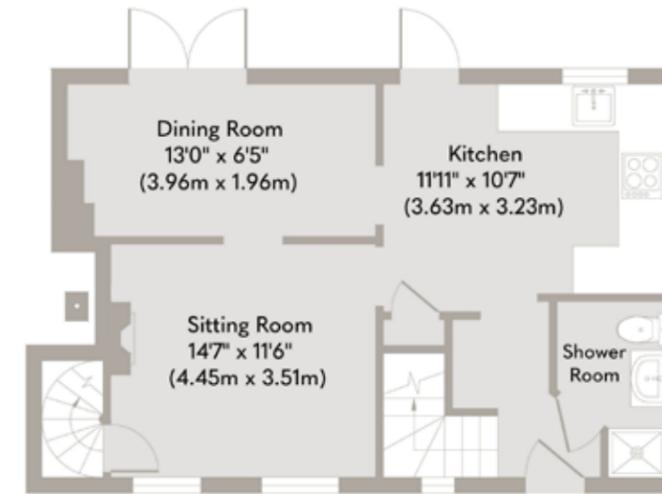
Internally, the property is arranged to support flexible living, with multiple reception spaces that can adapt to modern lifestyles. Whether working from home, entertaining, or simply creating distinct areas for relaxation, the layout offers versatility without feeling overly formal or segmented. The overall feel is one of practicality and comfort, suited to day-to-day living.

Externally, the property continues to deliver. A generous private garden provides ample outdoor space for families, gardening enthusiasts or those who enjoy spending time outside. The garden offers scope for a variety of uses, from entertaining to play, while maintaining a good degree of privacy. In addition, the presence of a double garage and off-road parking ensures that storage and vehicle needs are well catered for - an increasingly valuable feature in village locations.

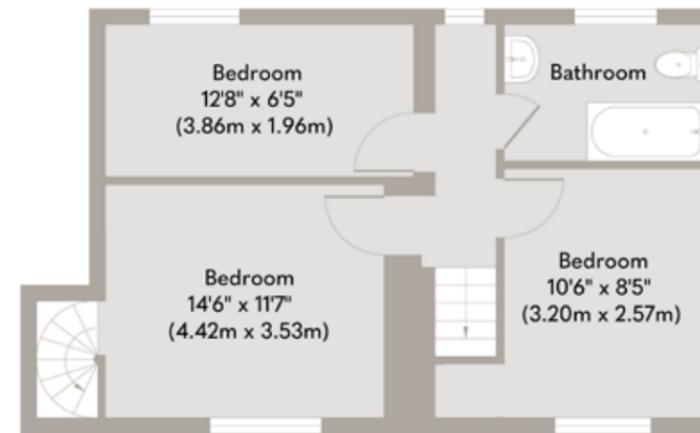


Overall, this is a property that combines space, functionality and location, offering a well-rounded lifestyle opportunity within a sought-after Norfolk village setting.

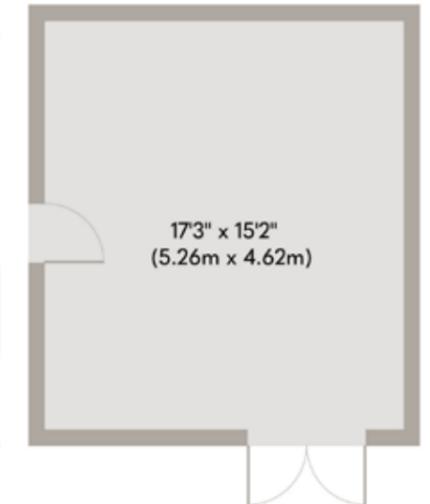




Ground Floor
Approximate Floor Area
412 sq. ft
(38.23 sq. m)



First Floor
Approximate Floor Area
433 sq. ft
(40.23 sq. m)



Outbuilding
Approximate Floor Area
262 sq. ft
(24.30 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Foulsham

TIMELESS NORFOLK
CHARM

Foulsham, a quaint Norfolk village steeped in history and picturesque charm, features the 14th century 'Church of The Holy Innocent', rebuilt after a fire in 1770 with its original 15th century tower preserved. The village boasts a lively community with amenities including a pub, shop, primary school, community centre, and park.

Located 10 miles from Holt, renowned for its Georgian architecture and vibrant village life, Foulsham enjoys proximity to amenities such as tea shops, antique stores, and Gresham's School. It falls within the catchment area of Reepham High School and is conveniently situated 18 miles from Norwich, offering easy access to transport links via rail and Norwich Airport.

Just a short distance from Foulsham, the market towns of Dereham and Fakenham offer their own unique charms and conveniences.

Dereham, located approximately 9 miles southwest, boasts a blend of historic architecture and modern amenities. The town features a bustling market, independent shops, and leisure facilities.

Fakenham, situated around 10 miles northwest of Foulsham, is celebrated for its traditional market and community spirit. With a range of local businesses, schools, and recreational opportunities, Fakenham retains a quintessential Norfolk character that complements the rural beauty of its surroundings.



Note from the Vendor



“It’s a cosy cottage with lots of history and great outdoor space...”



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 5000-0162-0622-1693-3763

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///noting.printouts.thigh

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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